



Railway Lane,
Burntwood, WS7 1LT

Offers in the Region Of £240,000

Offers in the Region Of £240,000



Welcome to Railway Lane, a well presented modern three bedroom property situated in the sought after Burntwood area.

Internally this wonderful property features a welcoming entrance hall having stunning herringbone flooring leading to a spacious family living room and completing the ground floor is the beautiful modern kitchen diner finished to a nice standard with breakfast bar and space for appliances.

Stairs lead to the first floor where you have three generous bedrooms and a modern family bathroom.

Outside is a low maintenance rear garden with lawn and patio space and to the fore is a driveway with useful garage to rear.

Nearby amenities include easily accessible transport links, local schools and a handful of shops.

CALL NOW TO VIEW!!!







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Property Specification

Hallway 2.67m (8'9") x 2.35m (7'8") max

Lounge/Diner 4.70m (15'5") x 4.64m (15'2")

Kitchen Area 3.20m (10'6") x 1.90m (6'3")

Dining Area 2.77m (9'1") x 2.71m (8'11")

Landing

Bedroom 1 3.96m (13') x 2.78m (9'2")

Bedroom 2 3.40m (11'2") x 2.78m (9'2") plus 1.13m (3'8") x 1.13m (3'8")

Bedroom 3 2.50m (8'2") x 1.81m (5'11")

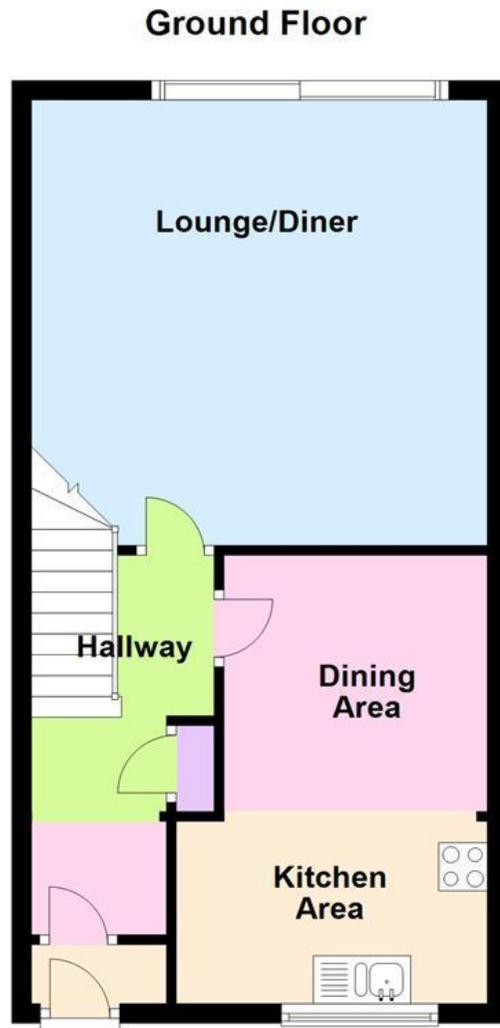
Bathroom 2.49m (8'2") x 1.81m (5'11")

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

